

TECHNICAL REVIEW COMMITTEE MINUTES

March 5, 2014

9:00am

Town Council Chambers

Members present:

Tom O'Loughlin, Director of Public Works

Ron Wolanski, Planning Director

Chris Costa, Acting Building/Zoning Official

Warren Hall, Town Engineer

Also present:

Ron Doire, Fire Chief

Rob McCall

The meeting was called to order at 9am.

1. St. George's School, development plan review for a proposed building addition on property located at 372 Purgatory Road, Assessor's Plat 121SW, Lot 39.

The applicant was represented by engineer John Stabach of VHB and architect Mike Soucy.

Mr. Stabach described the plan, including site access and storm water runoff control and treatment.

Mr. Hall stated that he was not aware of any issues regarding the

current drainage patterns. He has not completed review of the drainage calculations.

Mr. O'Loughlin requested that the applicant provide an operations and maintenance plan for the sewer system on the property.

There was discussion of fire access and hydrants. Mr. McCall indicated that provisions are adequate.

Mr. Wolanski stated that the building design does not comply with the commercial design standards of the land development regulations. The Planning Board will have to consider any waiver requests.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to forward a positive recommendation to the Planning Board with the following recommended conditions:

1. Prior to the issuance of town building permits, review and approval of the final revised storm water management plan and calculations must be completed by the town engineer for conformance with town regulations.
2. The landscaping plan must be revised to identify species of proposed trees and other plantings, with review and comments from the Middletown Tree Commission to be addressed prior to permitting.
3. Prior to the issuance of town permits a campus sewer operations and maintenance plan shall be submitted to and approved by the Director of Public Works.

Vote: 4-0-0.

2. Seaview Inn, LLC, development plan review for proposed 198 room hotel and suites on property fronting on Aquidneck Ave, Valley Rd.,

and John Clarke Rd., Assessor's Plat 115, Lots 1x, 5, 53, 54, 55.

The applicant's engineer, Lyn Small of Northeast Engineers and consultants reviewed the plans. She stated that stated permits will be required, including RIDEM wetlands, RIPDES, and RIDOT. Applications will be submitted shortly

There was discussion of the storm water control and treatment plan, and the possibility of the town partnering with applicant to treat road runoff. Mr. Hall indicated that it would not be feasible to route runoff to the site for treatment.

Mr. Costa stated that a watershed protection district, Zone 1 special use permit will be needed, in addition to the special use permit to allow hotel development.

Mr. McCall indicated that the proposed access to the site is adequate. In addition to relocating the existing hydrant on the site, a second hydrant closer to the building will be needed.

Mr. O'Loughlin stated that there was prior investigation of the sewer lines on the property. He also noted that the size of the proposed sewerage holding tank must be determined based on anticipated flows. There may be old foundations buried on the property from a prior abandoned construction project.

Mr. Hall stated that the storm water management plan appears to meet the requirements, subject to state review. He has yet to complete review of all calculations.

There was discussion of the abutting lot owned by the Newport Water Dept. Its use is unknown.

Mr. Wolanski stated that the building design appears to comply with

the commercial design standards of the land development regulations. The Planning Board will discuss any concerns with the design.

Motion by Mr. Hall, seconded by Mr. O'Loughlin, to forward a positive recommendation to the Planning Board with the following recommended conditions:

- 1. Prior to the issuance of town permits, an administrative subdivision application must be submitted and approved to merge the parcels comprising the subject property.**
- 2. Prior to the issuance of town building permits, review and approval of the final revised storm water management plan and calculations must be completed by the town engineer for conformance with town regulations.**
- 3. The plans must be revised to include a storm water drainage easement for runoff entering the site from John Clarke Rd.**
- 4. The plans must be revised to show the path of drainage downstream from the site, including the culvert which conveys drainage under Valley Road.**
- 5. The design of the proposed sewage holding tank and the number and location of connections to the town sewer system are subject to the approval of the Director of Public Works prior to the issuance of building permits.**
- 6. Required maintenance of storm water treatment facilities and sewer lines/tanks shall be performed on an ongoing basis in accordance with the storm water management plan and requirements of the Department of Public Works. Prior to issuance of building permits,**

storm water and sewer maintenance easements, in a form acceptable to the Town Solicitor, shall be recorded in the Land Evidence Records. Said easements shall allow town access to the site to perform necessary maintenance of the facilities should the owner fail to do so, with the owner being responsible for the cost of such work.

7. An existing fire hydrant on the property must be relocated in order to accommodate the development, and an additional hydrant must be provided on property, with hydrant locations to be subject to approval of the Fire Department.

8. Approval is subject to the granting of the required special use permit by the Zoning Board of Review to allow for development in Zone 1 of the Watershed Protection District.

9. The applicant must secure required state permits prior to the issuance of building permits.

10. To comply with section 521.1.B of the subdivision and land development regulations the plans shall be revised to provide pedestrian access to the site.

11. To comply with section 521.3.C of the subdivision and land development regulations the landscaping plan shall be revised to provide screening elements along property lines.

Vote: 4-0-0.

3. Middletown Associates (East Bay Village), development plan review for proposed construction of garages on property located at 969 West Main Rd., Assessor's Plat 106, Lot 142.

The applicant's engineer, Chris Duhamel of DiPrete Engineering, reviewed the plans. A special use permit is required for the alteration to a multi-family development. A variance is also required due to the proposed reduction in open space. There will be a net increase of four parking spaces and a net decrease in impervious area, due to the removal of a tennis court. RIDEM has reviewed the plans and issued an opinion the no permits are required.

Mr. Hall stated that while there is a reduction in impervious for the site, two of the proposed garages will be in area the drains toward West Main Rd, increasing runoff in that direction. Storm water retention should be implemented.

Mr. O'Loughlin stated that removal of the tennis court should remove all material down to native soil to ensure that the area is no longer impermeable.

Mr. McCall stated that the circulation of fire apparatus on the site is currently restricted in some locations. Fire apparatus would have difficulty exiting certain parking lots. It was recommended that provision of new connections between parking areas be considered.

The applicant's attorney, Robert Silva, noted that the apartment complex was developed many years ago, and that this is an existing situation that the proposed project would not exacerbate. He indicated that his client would be willing to work with the fire department on potential solutions.

Mr. Wolanski stated that the building design appears to comply with the commercial design standards of the land development regulations. The Planning Board will discuss any concerns with the

design.

Motion by Mr. O'Loughlin, seconded by Mr. Hall to forward a positive recommendation to the Planning Board with the following recommended conditions:

- 1. Prior to the issuance of town building permits, review and approval of the proposed storm water retention facilities for the proposed garages adjacent to buildings 2 & 3 must be completed by the town engineer.**
- 2. Removal of the tennis court must include removal all materials down to native soil prior to loam and seed.**
- 3. The applicant shall investigate opportunities to provide improved circulation for fire apparatus on the site in cooperation with the Middletown Fire Department**

The meeting adjourned at 11am

Respectfully submitted

**Ronald Wolanski, Planning Director, Chairman
Technical Review Committee**